

**Commercial Design Review Board Minutes**  
**Thursday, January 21, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Jennifer Palmer  
Chris Campeau  
Bill Beauchene  
Mildred Blanton  
Candy Pratt  
Carolyn Rogerson

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Meredith Detsch, Town Planner  
Bonnie Miley, Assistant Town Engineer

Items on the agenda:

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**OLD BUSINESS:**

1. Muehlenkamp Property – 304 N. Pine Street – Move building to site (B-3)
2. Walmart Neighborhood Market – 1612 & 1616 Central Avenue – New building construction (B-3)
3. Carolina Cotton Candy – 607 Boone Hill Road – New building construction (B-3)
4. Spinx – 360 E. 5<sup>th</sup> North Street – New building construction (B-3)

**NEW BUSINESS:**

1. Staybridge Suites – Holiday Drive – New building construction (B-3)
2. Crossroads Community Church Educational Building – 505 Gahagan Road – New building construction (PUD)

**MISCELLANEOUS:**

1. Earthfare/Summerville Market Place – 1101 N. Main Street – Site and landscaping changes (B-3)
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The meeting was called to order at 4:00 pm. As the Chairman, Michael Gregor, was unable to attend, the Vice Chairman, Chris Campeau, was acting Chairman and asked for consideration of the minutes of the December 17, 2015 meeting. A motion for approval of the minutes was made by Candy Pratt and a second was made by Mildred Blanton. All voted in favor of the motion. Ms. Shuler asked for the Board to elect a Chairman and Vice Chairman for 2016. Mr. Beauchene made the nomination that the Chairman and Vice Chairman remain the same as in 2015 (Michael Gregor as Chairman and Chris Campeau as Vice Chairman), which was seconded by Ms. Pratt. Hearing no other nominations, the vote was called and all voted in favor. Ms. Shuler also briefly explained that some minor changes had been made to the Rules and Procedures and asked if the Board had any edits or concerns. Hearing none, Ms. Palmer made a motion to approve the revised Rules and Procedures as presented, and Mr. Beauchene made the second. The motion passed unanimously.

**OLD BUSINESS**

1. **Muehlenkamp property:** The first item under Old Business was clarification on the conditional final approval that was given in December 2015 for the property at 304 N. Pine Street to move a house onto the property to serve as an office. The property owners, Frank and Angel Muehlenkamp, apologized that they had not been able to attend the previous meeting as they were out of the country, and they had a few requests and wanted some clarification on a few of the conditions for final approval. Mr. and Mrs. Muehlenkamp reiterated to the Board that they wanted to raise the house up on a nine foot foundation to protect the structure and also provide more usable space because throughout this process they had encountered a number of issues that increased their budget 30-40% and, they wanted to fully utilize the property and house. Mr. Campeau asked if the space under the house was going to be used as a garage only as had been explained at the previous meeting, or if it would be habitable space. Mrs. Muehlenkamp stated that at this time it would only be a garage but that they wanted the ability to convert it into habitable space in the future in order to maximize the space and that is why they would need the nine foot high foundation because it could not be raised later. Mr. Campeau stated that the Board's biggest concern about the nine foot high foundation had been that it would be out of scale with the rest of the area, but given that the properties were zoned B-3 and a number of the surrounding ones were vacant, the area could change as it develops. Mrs. Muehlenkamp also stated that they would be willing to add some taller foundation plantings to help minimize the appearance of the height of the foundation. Mrs. Muehlenkamp also requested that the Board allow them the option of using one of the three brick colors presented rather than specifying a single one as they had not looked into the price of the different bricks. After reviewing the brick samples again, the Board members agreed to allow them the option to choose between the New Orleans Queen or the Ashley Queen.

Mr. Beauchene made a motion to approve nine feet in height as a clear dimension under the lowest portion of the house and the option of New Orleans Queen or Ashley Queen for the brick colors, and Ms. Pratt made the second. The motion carried unanimously. Mrs. Muehlenkamp also then asked for clarification on whether the power connection to the house had to be underground, as she thought that

their representative at the meeting last month said they could have the option to do above ground, but the minutes stated that it had to be underground. Following some discussion, the Board agreed that they were not in favor of an above ground power connection as specified in the previous meetings conditions, but if they wanted to request an above ground connection they could return to the Board with plans showing the placement of the connection.

**2. Walmart Neighborhood Market:** The next item under Old Business was a revised application for the grocery store and fuel station at 1612 and 1616 Central Avenue. Ms. Shuler detailed the changes to the site, architecture, and signage that were being proposed and explained some concerns that staff had with some of the site changes. Kevin Rogers with WRS, Inc., Sunday Bougher with SGA Design Group, and Gary Jensen with ADC Engineering presented the application. Mr. Rogers explained that all of these changes were requested by Walmart. He provided further explanation on the reasons for the changes, explaining that the fuel canopy went from six pumps to four pumps with a larger kiosk and the change at the entrance to the fuel area allowed for better circulation for the fuel tanker deliveries. He stated that the change at the pharmacy drive-thru provides for an escape lane and the ability for pull-in parking if needed. The Board agreed with staff in regards to safety concerns about the change at the main entry and discussed installing some type of median or curb either in the middle of the main entry or at the edge of the fuel area as was shown on the previous plan in order to prevent a left turn out of the fuel area into the main entry/exit. In regards to the sign changes, Ms. Shuler explained that what they were requesting would meet the Town's multi-tenant requirement, but as this was a single tenant development, the larger monument signs and the signs on the sides of the fuel canopy would also need BZA approval if they were approved by the CDRB. Ms. Bougher stated that the larger signs were proposed in order to allow for the digital pricing, provide better visibility, and to be more proportional to the size of the site and the signage already in that area. Based on further discussion about the site and signage changes, the comments were made:

- Change to pharmacy drive-thru is approved as presented.
- Install some type of barrier to prevent taking a left out of the fuel station into the main entry/exit that satisfies the Town Engineer. This detail can be approved at staff level.
- Monument signs can be no taller than eight feet in height as the ordinance allows. Reduce the base of the signs to two feet in height and the Walmart panel to four feet in height and 11' 8" in width (or whatever the corresponding width is proportionally) pending BZA approval for an increased sign area.
- The increase in size of the sign panels on the sides of the fuel canopy are approved as presented pending BZA approval.

Ms. Rogerson made a motion for final approval as discussed, and Ms. Pratt made the second. The motion passed unanimously.

**3. Carolina Cotton Candy:** The third item under Old Business was preliminary approval to demolish an existing house and build a new metal building at 607 Boone Hill Road. Mr. Beauchene recused himself from this agenda item. David Franklin with Eco Engineering and Construction and Tom Barnes, representing the owner, presented the application. Mr. Franklin distributed a revised site plan and elevations to the Board that addressed a number of staff's concerns. He explained that they are currently only planning on removing one 20" pine and all of the other existing trees will remain, but they are going to have an arborist examine some of the trees that appear to be in poor health. Mr. Barnes presented pictures of the existing site and surrounding area to give the Board a better idea of the existing landscaping and conditions of the site. Mr. Franklin explained that the dumpster enclosure will match the front of the building; all parking will be slag with wheel stops except the handicap space will be paved; where there is an existing above ground power line along one side, wax myrtles will be planted instead of canopy trees; a swale will be installed on one side with dry detention in the rear; the sides of the building will be metal, but the front will be hardiplank siding. The Board discussed the details of the front façade of the building including the possibility of raising the height of the entry porch roof, studying the massing of the windows in proportion to the building façade, and adding detailing to the windows. Mr. Barnes explained that they were on a tight timeline because the business had obtained a major client, so he asked if there was any way that the Board would consider expediting the review so that they did not have to wait a month to return with changes. Based on further discussion, the following comments were made:

- Look at the scale of the entryway (consider raising it up) and the proportion and detailing of the windows.
- Metal roof is okay.
- Return to Board with colors and full landscaping plan.
- All changes can be submitted to staff to be emailed to the Board to review and approve before the February meeting.

Ms. Pratt made a motion for final approval with the conditions stated above, and Ms. Rogerson made the second. The motion passed unanimously.

4. **Spinx:** Ms. Shuler detailed the changes that were proposed. Greg Minton with Spinx provided further explanation stating that the building was being squared off to provide more interior storage, which required moving the location of the bike racks around to the side of the building.

Mr. Beauchene made a motion for approval as presented, and Ms. Palmer made the second. The motion passed unanimously.

#### **NEW BUSINESS:**

1. **Staybridge Suites:** The first item under New Business was conceptual review for a new hotel on Holiday Drive. John Winters and Tony Woody with Thomas & Hutton presented the application. Mr. Winters presented the tree survey stating that there were 13 grand trees on the site. Mr. Campeau asked him to read off the sizes and species as he could not read them on his smaller drawing. Mr. Winters read them off with the majority of them being 18-20" pine trees. He explained that this would be a 95 key hotel with an outdoor amenity area in the rear. He did state that they had added a sidewalk along Holiday Drive as requested by staff. Mr. Winters also explained that there was an existing power line with an easement through that site that was going to be relocated along the property line and that the front included a large CPW easement. He also explained that the owner was still working on the building layout and they hoped the footprint would shrink slightly to allow a landscaped median to be provided in the parking area. Mr. Campeau asked if they had considered pushing the building up to the front of the site with the parking behind, and Mr. Winters and Mr. Woody stated that staff had asked them to look at that possibility but with the property being along the curve of the road, the existing open swale at the front, and the large CPW easement at the front, too much of the property would be wasted because the building could not truly be pulled up to the road. The Board agreed with their reasoning, but stated that they would like them to look at breaking up the parking lot. Of the two example building elevations that were presented, the Board preferred the lower one that included more detailing and darker colors. They felt that the massing and color contrast was good. Based on further discussion, the following comments were made:

- Break up the parking lot using a landscape strip or islands.
- Provide dense landscaping along the front of the property or consider adding a low screen wall (3-4' in height) along the road – would need approval from Summerville CPW because of existing easement.
- Encourage interconnectivity with the adjacent sites if possible.
- Look at saving clusters of trees throughout the site.
- No stone on the building, but more brick is better.
- Prefer the darker colors and caps.
- The building should be treated on all four sides.
- Prefer LED lighting on the site if feasible.

No motion was required and none was made.

2. **Crossroads Community Church:** The final item under New Business was final approval for a new educational building at 505 Gahagan Road. Edward Tupper and Nancy McKewen with Tupco, Inc. and John Evans with Crossroads Community Church presented the application. The applicants presented a powerpoint presentation that provided pictures of the existing site, proposed elevations and colors of the new proposed building, and pictures of the new building superimposed on the existing site. Ms. McKewen explained that the new building will match the existing buildings on the site, and although it is located in front of the other buildings on the site, it will still be hidden from the road. She explained that it is a metal building, but the front and sides will be wrapped with hardiplank siding. She further explained that all of the parking is existing gravel parking and they would be adding under 4% of additional impervious surface because existing education trailers will be removed. Mr. Evans stated that the church would like the ability to do its own landscaping after the building is CO'ed so they can make sure it complements the building. He added that seven trees will be planted in the areas where existing trees are shown to be removed. Ms. Rogerson asked about retention on the site, and Mr. Tupper explained that the engineer on the project was working that out with Bonnie Miley, Assistant Town Engineer. Ms. Miley stated that she had discussed stormwater detention with the engineer and the upper corner of the site had been identified as the most logical location. She stated that stormwater detention would be a condition of CO. The Board also asked about wetlands as that had been mentioned in the staff comments, and Ms. Miley explained that the wetlands on the site were isolated, non-jurisdictional wetlands, so no updated survey would be required. Based on further discussion, the following comments were made:

- Architecture and colors (Classic Green for metal roof, Relaxed Khaki for hardi-siding, and Light Stone for metal panels) as presented is approved.
- Board is good with landscaping being done by the church following CO of the building. Seven trees will be planted on the site prior to CO to replace existing trees being removed.
- Stormwater detention will be worked out with engineering staff before CO.

Mr. Beauchene made a motion for approval as presented, and Ms. Pratt made the second. The motion passed unanimously.

**MISCELLANEOUS:**

1. **Earthfare/Summerville Market Place:** Mr. Campeau and Ms. Palmer recused themselves from this agenda item. Ms. Shuler detailed the site and landscape changes that were being requested at the existing Earthfare shopping center. Taylor Critcher with Seamon Whiteside presented the changes and provided further explanation. He stated that the center needed more parking with more restaurants soon to open, so they had adjusted certain parking islands throughout the site to gain an additional ten parking spaces. He pointed out each parking space on the site plan. Mr. Critcher also stated that they were requesting to remove six canopy trees and 11 understory trees from the front border of the site and relocate them along the rear of the site. This would allow for greater visibility of the site and a better view of the freestanding sign. He also explained that the final change was the addition of a patio for the tenant closest to Petco on Outparcel Two. Ms. Pratt stated that she did not have any issues with the additional parking or the patio, but that she was not in favor of removing the trees from the front border because she felt that it would set a precedent for other commercial sites, and she personally had no issues seeing the freestanding sign. The Board asked what the trees would be replaced with, and Mr. Critcher stated that additional evergreen shrubs, daylilies, and sweetgrass would be added.

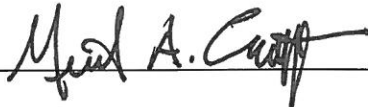
Ms. Rogerson made a motion to accept all of the changes as presented, and Mr. Beauchene made the second. Following further discussion, Ms. Pratt made a motion to amend the first motion to take out the changes to the front border and deal with them separately, and Mr. Beauchene made the second. All voted in favor of amending the motion, and all voted in favor of accepting the changes to the parking and the addition of the patio. Based on continued discussion about the front border landscaping, Ms. Pratt made a motion to remove two canopy trees and five understory trees on the north side of the entrance drive and remove three canopy trees and four understory trees on the south side of the entrance drive to be replanted with additional shrubs and flowers as shown. The trees do not need to be planted elsewhere on the site but should be donated (possibly to the Town or YMCA). Ms. Rogerson made the second. The motion passed unanimously.

**ADJOURN:**

There being no further business, the meeting was adjourned at 6:17 PM on a motion by Mr. Beauchene and a second by Ms. Rogerson.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 2.18.16

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_



**Commercial Design Review Board Minutes**  
**Thursday, February 18, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Jennifer Palmer  
Administrator  
Chris Campeau  
Bill Beauchene  
Mildred Blanton  
Michael Gregor, Chairman  
Carolyn Rogerson

**Staff Present:**

Jessi Shuler, AICP, Zoning  
  
Meredith Detsch, Town Planner  
Bonnie Miley, Assistant Town Engineer

Items on the agenda:

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**OLD BUSINESS:**

1. Steinberg Law Firm – 103 Grandview Drive – Landscaping changes (B-3)
2. Heritage Square – 366 E. 5<sup>th</sup> North Street – Building and freestanding sign (B-3)
3. North Main Market – 1317 N. Main Street – Freestanding sign renovation (B-3)
4. Carolina Cotton Candy – 607 Boone Hill Road – New building construction (B-3)
5. Crossroads Community Church Educational Building – 505 Gahagan Road – New building construction (PUD)

**NEW BUSINESS:**

1. Dollar General – 950 Bacon's Bridge Road – New building construction (B-3)
2. Arrow Exterminators Inc. – 701 N. Cedar Street – New accessory structure (B-3)
3. Circle K signage – 201 W. 5<sup>th</sup> North Street – Freestanding and building sign changes (B-3)
4. Spinx signage – 360 E. 5<sup>th</sup> North Street – Freestanding sign change (B-3)
5. Family Dollar signage – 501 Old Trolley Road – Freestanding sign (B-3)

**MISCELLANEOUS:**

1. Training Reminder
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The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the January 21, 2016 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Jennifer Palmer. All voted in favor of the motion.

**OLD BUSINESS**

1. **Steinberg Law Firm:** The first item under Old Business was changes to the front border landscaping for Steinberg Law Firm which is currently under construction. Ms. Shuler introduced the project and stated that the front border still had the required number of plantings, but they did not meet the number per every 250 square feet of the border. Clay Thrower with Cypress Engineering explained that the freestanding sign had to be moved further away from the adjacent Sonic site because the dumpster enclosure for the Sonic blocked the sign at its originally approved location. The shifting of the sign required a subsequent shifting of the landscaping in the front border.

Mr. Campeau made a motion for approval of the landscaping changes as long as the total required number of plantings was present, and Mr. Beauchene made the second. The motion passed unanimously.

2. **Heritage Square:** The next item under Old Business was revised elevations for the buildings at Heritage Square and a revised freestanding sign design. Dennis Childs with Construction Services of SC, LLC and Rachel Burton with Swallowtail Architecture presented the application. Mr. Childs and Ms. Burton explained that in the process of renovating the building, they had found that they could not make some of the change that they had previously proposed and some things needed to be shifted in order to work around existing structural elements. Mr. Childs detailed each change to the Board along with the reason. Ms. Burton also stated that they were ready for the previously appointed committee of the Board to come look at the colors for the buildings at the site. The Board asked about the freestanding sign materials and colors. Ms. Burton stated that the brick would be tobacco road brown, the columns would be cementitious, and the trellis would be wood timbers. She was not aware of the material for the

Palmetto State Armory logo. Ms. Burton explained that they were still over the height allowed by ordinance and would have to request a variance, but they just wanted to make sure that the Board was good with the overall concept of the design before going to the BZA for the height variance. She stated that they could return to the Board with materials if the variance is approved.

Ms. Rogerson made a motion to approve the changes, and Mr. Beauchene made the second. Following discussion about the need to know all of the materials for the sign, Ms. Rogerson amended her motion to accept the changes to the buildings and to accept the concept of the sign in regards to size and height, and the sign will have to return to the Board for approval of the materials and colors pending BZA approval. Ms. Palmer seconded the amended motion. The motion passed unanimously. Ms. Shuler confirmed that Ms. Burton would need to contact staff in order to schedule for the committee of the Board to come look at the colors for the building at the site.

**3. North Main Market:** The third item under Old Business was changes to the previously approved renovation of the freestanding sign for North Main Market. Mr. Beauchene recused himself from this agenda item as he is the contractor on the project. Jeff Walters with Miller Signs presented the application. He explained that the previously approved design had to be altered because it did not provide access to service the signs. He clarified the materials for the sign, and Ms. Shuler confirmed that the actual structure of the sign was not changing.

Mr. Campeau made a motion for approval, and Ms. Blanton made the second. The motion passed unanimously.

**4. Carolina Cotton Candy:** The fourth item under Old Business was final approval to demolish an existing house and build a new metal building at 607 Boone Hill Road. Mr. Beauchene recused himself from this agenda item as he is the contractor on the project. Tom Barnes, representing the owner, presented the application. Ms. Shuler distributed a revised site plan and elevations to the Board that addressed a number of their previous concerns. Mr. Barnes explained the changes that had been made from the previous submittal. Mr. Gregor asked about the materials on each side of the building, and Mr. Barnes explained that just the front of the building will have hardiplank siding, and the other three sides will be metal, but the colors will match. Ms. Palmer asked for clarification on the colors of the building, and Mr. Barnes stated that the trim, columns, and water table will all be slate gray and the hardiplank siding and metal siding will be almond. The roof will also be metal in the slate gray color.

Mr. Campeau made a motion for final approval as presented, and Ms. Rogerson made the second. The motion passed unanimously.

**5. Crossroads Community Church Educational Building:** The final item under Old Business was changes to the previously approved plan for a new educational building at Crossroads. Edward Tupper with Tupco, Inc. explained the changes to the site and the building. He stated that after the church reviewed their plans, they decided to decrease the size of the building by approximately 3,000 square feet and move it closer to the existing building for economic and safety reasons. In order to move the building closer to the other educational building, the new building also had to be flipped in its orientation. Based on the revised site plan and building, Mr. Tupper explained that they would actually be removing fewer trees and minimizing the impact to the existing site. The architecture of the building, as well as the materials and colors, remain the same as what was previously approved.

Mr. Campeau made a motion to approval of the changes, and Mr. Beauchene made the second. The motion passed unanimously.

#### **NEW BUSINESS:**

**1. Dollar General:** The first item under New Business was preliminary approval to demolish the existing building and construct a new retail store at 950 Bacon's Bridge Road. Mike Ray with HB Engineering and Steve Varn with Varn Realty presented the application. Mr. Ray explained that the existing building would be torn down and most of the asphalt/concrete taken up, but that the basic elevation of the site would be staying the same. The site is unique in that there is a retaining wall in the front, so the building finished floor elevation is about seven feet or so below the road elevation. Ms. Shuler stated that based on the unique orientation of the front border and the existence of a water line easement within the front border area, the Board would need to approve the landscaping shown in the front border as an exception to what is required by ordinance. Mr. Campeau asked about pedestrian access from the street, and Mr. Ray stated that they would have to study that because of the elevation change. In regards to the architecture of the building, Mr. Varn explained that it would be very similar to the design of the Dollar General that the Board approved about seven years ago on Ladson Road, which is hardiplank. The Board asked if the color was what was shown on the rendering, and Mr. Ray explained that it did not print accurately, but they could bring color samples when they

returned. Mr. Varn stated that the colors would be very similar to those used on the new Dollar General just built up near Hwy. 78 and Hwy. 27. The dumpster screen was discussed, and the Board stated that they felt it should mimic the materials on the building as it is one of the first things seen coming down from the driveway at the light. Based on further discussion, the following comments were made:

- Provide some sort of pedestrian access from the street to the building.
- Board is good with the landscaping shown in the front border and it not meeting the Town's Ordinance due to the unique site conditions.
- Replace Red Maples with a different canopy tree, possibly Nuttall Oaks.
- Add landscaping with more height to it (i.e. trees) around the building to break up the massing.
- All grass should be sod.
- The dumpster screen should be constructed of more durable materials to match the building – consider doing brick columns with hardiplank between.
- Consider making the entry section of the building where the Dollar General sign is located all brick.
- Return to the Board with material and color samples.
- All building lights should be shielded wall packs.

Ms. Palmer made a motion for preliminary approval with the comments noted, and Ms. Rogerson made the second. The motion passed unanimously.

**2. Arrow Exterminators:** The next item under New Business was final approval for an accessory structure at 701 N. Cedar Street. Brantley Russell with Arrow Exterminators presented the application. He explained that they needed the shed for storage and it would be near the existing building. He stated that they would be willing to add some shrubs around it to try to minimize the visual impact of the shed. Ms. Rogerson asked if there were any sheds with a roof that more closely resembled the roof of the main building. Mr. Russell stated that he could not find a gabled roof shed, and the type of roof shown would allow for more storage without having to put a larger shed. Based on further discussion, the following comments were made:

- Add viburnums around two sides and the corner of the third side at a minimum – use three gallon size planted four feet on center.

Ms. Palmer made a motion for approval as noted, and Ms. Blanton made the second. The motion with Ms. Rogerson the lone vote in opposition.

**3. Circle K signage:** Ms. Shuler explained that Circle K had changed its logo, and were looking to update their signs at a number of locations. This particular location at 201 W. 5<sup>th</sup> North Street had been sent to the full Board as the Chairman was not comfortable approving the sign. Following discussion of the signage changes, Mr. Campeau made a motion to deny the sign with the following recommendations for changes:

- On the monument sign, remove the word Circle and have red only around the K logo to make the area square.
- On the building, remove the word Circle and use the K logo only to reface the existing sign.
- Keep the roof of the building green.

Ms. Palmer made the second, and the motion passed unanimously.

**4. Spinx signage:** Ms. Shuler explained that the Spinx site was losing approximately four feet along the E. 5<sup>th</sup> North Street side due to road improvements associated with the Heritage Square site. The approved design would still meet the ordinance requirements for borders and for the monument sign setback, and the approved landscaping would not change. The applicant is requesting for the monument sign to be revised to have a taller base due to the required landscaping at the bottom of the sign. The current brick base is only 8 ½ inches tall, and they would like to increase it by 12 inches. The main structure of the sign would still meet the eight foot tall height requirement, but the small Spinx logo would extend another 12 inches higher. Ms. Shuler explained that she had informed the applicant that she would be willing to grant an administrative variance for the increase in height with sufficient justification from them and approval by the CDRB because she felt that it still met the intent of the ordinance. Mr.

Campeau asked about the use of only fuel prices on the sign and not Xtras, and Ms. Shuler stated that she would check the previous approval of the sign.

Ms. Palmer made a motion for approval of the sign change, and Ms. Blanton made the second. The motion passed unanimously.

5. **Family Dollar signage:** Ms. Shuler explained that when Family Dollar's signage was submitted for permitting, Mr. Gregor, as Chairman, had asked that brick be added to the base of the monument sign to match the building as is typically required. Ms. Shuler presented the revised monument sign drawing for their review.

Mr. Beauchene made a motion for approval as presented, and Ms. Blanton made the second. The motion passed unanimously.

**MISCELLANEOUS:**

1. Ms. Shuler reminded the Board about the training scheduled on February 24, 2016 at 10:00 am in the Town Hall Council Chambers. She stated that this would count for 1 ½ hours of their required training for the year.

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:16 PM on a motion by Mr. Campeau and a second by Mr. Gregor.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: MARCH 17/16

Approved: Michael Gregor, Chairman Michael A. Gregor; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_



**Commercial Design Review Board Minutes**  
**Thursday, March 17, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Jennifer Palmer  
Chris Campeau  
Bill Beauchene  
Mildred Blanton  
Michael Gregor, Chairman  
Carolyn Rogerson  
Candy Pratt

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Meredith Detsch, Town Planner  
Bonnie Miley, Assistant Town Engineer  
Tim Macholl, Annexation and  
Development Coordinator

Items on the agenda:

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**OLD BUSINESS:**

1. Dollar General – 950 Bacon's Bridge Road – New building construction (B-3)
2. Heritage Square – 366 E. 5<sup>th</sup> North Street – Building changes (B-3)
3. Sunoco, Inc. – Boone Hill Road and Luden Drive – New building construction (B-3)

**NEW BUSINESS:**

1. The Villages/Presbyterian Home – W. 9<sup>th</sup> North Street – New building construction (PUD)
2. Bundy McDonald Trial Lawyers – 1516 Old Trolley Road – New freestanding sign (B-3)
3. Circle K signage – 1365 Boone Hill Road – Freestanding and building sign changes (B-3)
4. Circle K signage – 207 Old Trolley Road – Freestanding and building sign changes (B-3)

**MISCELLANEOUS:**

1. Discussion about meeting on-site to consider changes to approved plans.
  2. Earthfare landscaping
  3. Taco Bell landscaping
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The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the February 18, 2016 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Carolyn Rogerson. All voted in favor of the motion.

**OLD BUSINESS**

1. **Dollar General:** The first item under Old Business was final approval to demolish the existing building and construct a new retail store at 950 Bacon's Bridge Road. Ms. Pratt recused herself from this agenda item as her husband is the real estate broker for the site. Mike Ray with HB Engineering, Steve Varn with Varn Realty, and Gregory Wilkins with JR Lex LLC presented the application. Mr. Ray explained that they felt that they had addressed all of the staff and Board comments from the previous meeting. Mr. Campeau asked him to detail the changes that were made, especially the pedestrian access to the site from the road. Mr. Ray explained that the pedestrian access was very difficult from the right side of the site due to the slope and the utilities in that area, so it was placed on the left side along the existing driveway. Mr. Campeau asked if it met ADA requirements, and Mr. Ray stated that it did other than the slope on the existing driveway. Mr. Campeau stated that he believed the entire access had to meet ADA requirements, but that he was comfortable with that issue being worked out with staff. Ms. Palmer asked if the new retaining wall was shown on the previous plan, and the applicant confirmed that it was and that it would be the same material as the existing retaining wall on the site. Ms. Shuler read the letter from the applicant that detailed all of the other changes that had been made to the site and building based on previous comments. Ms. Shuler also confirmed that the Board had previously approved the front border landscaping to not meet the requirements of the ordinance due to the grade change and the utility easement. The applicant presented the color and material samples, which the Board approved. The transformer location was discussed, and the Board stated that it needed to be screened unless it was placed directly behind the building. The power connections were also discussed, and where feasible, power will be underground. Mr. Gregor asked about the lighting on the building and requested a cut sheet of the wall packs. Mr. Ray confirmed that the sign would be submitted separately by Dollar General Corporate, and he also confirmed that the HVAC units would not be visible from the road due to the parapet. Based on further discussion, the following comments were made:

- Pedestrian access from the road to the building will be worked out with staff in terms of ADA accessibility.
- New retaining wall to be built with the same materials as the existing retaining wall on the site.
- Confirmed that the Board is good with the landscaping shown in the front border and it not meeting the Town's Ordinance due to the unique site conditions.
- Awning will be black metal; brick will be Forterra Old Savannah with grey mortar; shutters will be painted black; hardiplank will be Biscuit (SW 6112) with Nomadic Desert (SW 6107) as the trim.
- If the transformer is not directly behind the building, it will need to be screened.
- Underground power will be used where feasible.
- Send cut sheets of the wall packs to staff by email to forward to the Board for review and approval.

Mr. Campeau made a motion for final approval based on the conditions discussed, and Ms. Palmer made the second. The motion passed unanimously.

**2. Heritage Square:** The next item under Old Business was revised elevations for the buildings at Heritage Square and a revised color palette based on the on-site meeting of a Committee of the Board. Rachel Burton with Swallowtail Architecture presented the application. Ms. Burton explained that a new tenant, Planet Fitness, was taking two of the units and wanted to have a more visible main entry. She stated that they had made one of the entries larger and the second entry had been decreased in size and changed to windows only. Ms. Pratt, one of the Committee members to look at the colors on-site, stated that being at the site made a great difference in reviewing the colors and materials. Ms. Burton explained that on the East building and the section of the West building that was not Palmetto State Armory, the metal roofs would be Hartford green and the storefront would be a dark bronze, and the existing brick would still remain. She also detailed the other colors on the building. On the Palmetto State Armory building, the metal roofs would all be galvalume; the truss, shutters, beam, and columns would be the rust color; and the coping/flash cap would be the galvalume as well. Ms. Pratt asked that the cross piece on the shutters be removed as it served no true function. The brick color presented to be used on the Palmetto State Armory columns was a dark, almost black color, and the Board stated that they preferred a more brown brick color and particularly like the color that was presented by Dollar General. Ms. Palmer stated that she was particularly concerned about the use of the existing yellow brick and asked why it could not be painted. Ms. Burton explained that the owners were trying to minimize their costs due to the 50% restriction and not painting the brick would also minimize maintenance as well. She stated that if the existing brick could not be cleaned adequately or could not be used for other reasons, she would return to the Board. Based on further discussion, the following comments were made:

- Metal roofs and coping/flash cap will be Hartford green except for on the Palmetto State Armory section in which they will be galvalume and storefront will be dark bronze.
- Upper stucco color, trim color at end pavilions at Palmetto State Armory and cementitious siding color in gable will be SW 7633 Taupe Tone. The stucco at the outer section of the portals at the large retail sections will be SW 7040 Smokehouse.
- On Palmetto State Armory elevation, truss, shutters, beam, and columns will be rust color (SW 0045 Antiquarian Brown). This same color will be used on the stucco portals at the small retail sections and the inner portal at the large retail sections on the remainder of the buildings.
- The siding at the end pavilions at Palmetto State Armory and the stucco accent above the brick accent will be SW 7025 Backdrop.
- Remove the cross piece on the front of the shutters on the Palmetto State Armory elevation.
- Board is good with the changes to the elevation for the Planet Fitness tenant space, and signage will return to the Board.
- Black brick color is not approved. Prefer more of a brown brick. Consider using Forterra Old Savannah.
- Existing yellow brick can used if feasible, if not, applicant will return to the Board.

Ms. Rogerson made a motion for final approval with the comments noted, and Ms. Pratt made the second. The motion passed unanimously.

**3. Sunoco:** The third item under Old Business was changes to the previously approved plan for the Sunoco at the corner of Boone Hill Road and Luden Drive. Ms. Pratt recused herself from this agenda item as her husband is the real estate broker for the site. Brian Burri with Bergmann Associates and Clayton McCane and Ben Arbizo with Sunoco presented the application. Mr. Burri

explained and detailed the changes that were made. He stated that the building was reduced slightly in size but the architecture remained the same, and the number of parking spaces were decreased accordingly. They also moved the dumpster location and removed the storage shed. Based on the changes, more trees were able to be saved on the site.

Ms. Palmer made a motion for final approval as presented, and Mr. Campeau made the second. The motion passed unanimously.

#### **NEW BUSINESS:**

1. **The Villages/Presbyterian Home:** The first item under New Business was conceptual review for a new three story apartment building at the Presbyterian Home connected to their existing apartment buildings. Chris Campeau and Jennifer Palmer recused themselves as they work for the Engineering/Design Firm contracted for the project. The architect was unable to attend the meeting, but Ms. Shuler distributed an informational sheet about the project and pictures of the site provided by the applicant, and explained that this was on the existing site and not the new area that had already gone before the Board. The Board did not have any comments on the conceptual design based on the information provided. Ms. Shuler did confirm that the next submittal would include a tree survey as that was one concern that was stated.

No motion was required and none was made.

2. **Bundy McDonald Trial Lawyers:** The next item under New Business was a new freestanding sign for 1516 Old Trolley Road. Ms. Pratt recused herself from this agenda item as her husband is the real estate broker for the site. John Dumas with Southeastern Design and W. H. Bundy, the owner, presented the application. Mr. Dumas explained that the existing freestanding sign would be removed and the new sign was designed to create a sculptural art image. He explained the design and presented the color of the Corten steel, which would be the main portion of the sign, and stated that the letters would be stainless steel. He also stated that the location of the sign would be centered with the building, which also required changes to the landscaping. Mr. Gregor stated that he was concerned about the lighting coming out of the top of the sign. Mr. Dumas explained that the lighting would glow – it would not be a spotlight coming out of the top. Mr. Campeau asked about the lower panels, and Mr. Dumas stated that the lower panels would be stainless steel with aluminum lettering. Based on further discussion, the following comments were made:

- Following installation of the sign, staff will determine if the sign lighting is in conformance with ordinance requirements.

Mr. Beauchene made a motion for approval as noted, and Ms. Blanton made the second. The motion passed unanimously.

3. **Circle K signage:** Ms. Shuler explained that staff had two additional Circle K sign updates that the Chairman was not comfortable approving. The location at 1365 Boone Hill Road was discussed first followed by the 207 Old Trolley Road location. Following discussion of the signage changes at 1365 Boone Hill Road, Ms. Palmer made a motion to approve the monument sign as presented and deny the building sign with the following recommendations for changes:

- On the building, remove the word Circle and use the K logo only to reface the existing sign.
- The red roof is not approved. Keep the roof of the building green or submit a different color for approval.

Mr. Campeau made the second, and the motion passed unanimously.

4. **Circle K signage:** Following discussion of the signage changes at 207 Old Trolley Road, Ms. Rogerson made a motion to approve the monument sign as presented and deny the building sign with the following recommendations for changes:

- On the building, remove the word Circle and use the K logo only to reface the existing sign.
- The red roof is not approved. Keep the roof of the building green or submit a different color for approval.

Mr. Beauchene made the second, and the motion passed unanimously.

#### **MISCELLANEOUS:**

1. **Meeting on-site:** Ms. Shuler stated that Ms. Pratt had requested that the Board discuss meeting on-site to consider changes to previously approved projects. Ms. Pratt explained that she felt that they had made a mistake allowing the removal of the trees at



the Earthfare site, and she felt that being at the site or at least visiting the site beforehand would make a big difference in their review. Ms. Shuler asked if the Board wanted to change how changes to sites were handled. The Board discussed the possibility; however, they decided that meeting on site was not feasible, but that all of the sites should be visited if at all possible on their own time before their scheduled meetings. Ms. Shuler also stated that she was now requiring that changes to existing sites be on the agenda, so that the Board would be aware of the request before the meeting.

**2. Earthfare landscaping:** Ms. Pratt also asked that staff check the front border at the Earthfare site to confirm that only those trees that were supposed to be removed were taken out and that the correct shrubs were planted back according to the submitted landscape plan. She asked specifically about a tree that was cut rather than dug up and given to the Town as the Board had approved. Mr. Campeau, who worked on the project, explained that some of the trees were cut by the Town rather than moved because they were dead. Ms. Pratt stated that she felt that any dead trees should have been replaced and given to the Town as that was the intent of the Board's approval. Ms. Shuler explained that the motion for approval of that landscaping change did not require dead trees to be replaced, but she did state that staff would be doing a landscape reinspection on the site in the next few weeks to identify any dead material that needed to be replaced.

**3. Taco Bell landscaping:** Ms. Shuler stated that Mr. Campeau had contacted her about the stones/pavers used around the edge of the landscaping at the new Taco Bell site on N. Main Street as they were not a part of the approved landscape plan. Ms. Shuler stated that they had been given a conditional CO pending the addition of a brick base to the freestanding sign, but that staff had not asked them to remove the pavers around the edges of the landscape beds. The Board members agreed that if the pavers were not approved in the landscape plan, then they needed to be removed or the applicant needed to return to the Board to get them approved. Ms. Shuler stated that she would contact the applicant and give them until March 31<sup>st</sup> to remove the pavers as that is when the sign must also be corrected.

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:56 PM on a motion by Ms. Rogerson and a second by Ms. Palmer.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 4/21/16

Approved: Michael Gregor, Chairman \_\_\_\_\_; or,

Chris Campeau, Vice Chairman Chris Campeau



**Commercial Design Review Board Minutes**  
**Thursday, April 21, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Jennifer Palmer  
Chris Campeau, Vice Chairman  
Bill Beauchene  
Mildred Blanton  
Candy Pratt  
Carolyn Rogerson

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Bonnie Miley, Assistant Town Engineer

Items on the agenda:

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**OLD BUSINESS:**

1. Office Building – 607 W. 5<sup>th</sup> North Street – Site renovation (B-1)
2. Heritage Square – 366 E. 5<sup>th</sup> North Street – Signage (B-3)
3. Carolina Cotton Candy – 607 Boone Hill Road – Site and landscape plan changes (B-3)

**NEW BUSINESS:**

1. Circle K signage – 1101 Central Avenue – Freestanding and building sign changes (B-3)
2. Circle K signage – 527 N. Main Street – Freestanding and building sign changes (B-3)
3. The Summer Breeze – 600 Boone Hill Road – Building sign (B-3)
4. Comfort Inn – 1015 Jockey Court – Freestanding and building sign changes (B-3)
5. Dorchester County Career & Technology Center – 449 Old Trolley Road – Freestanding sign (B-3)

**MISCELLANEOUS:**

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The meeting was called to order at 4:03 pm. As the Chairman was unable to attend, The Vice Chairman and Acting Chairman for the meeting, Chris Campeau, asked for consideration of the minutes of the March 17, 2016 meeting. A motion for approval of the minutes was made by Candy Pratt and a second was made by Jennifer Palmer. All voted in favor of the motion.

**OLD BUSINESS**

1. **Office building:** The first item under Old Business was final approval of the site and landscape plan for a duplex that was converted into an office building at 607 W. 5<sup>th</sup> North Street. Ms. Shuler read the staff comments into the record. The owner Michael Taylor presented the application. He explained the landscaping that he had added to the front of the building and in the front of the property. Ms. Rogerson questioned the location of the parking on the side of the site being at an angle rather than straight in, and Mr. Taylor explained that while it was not ideal, he was working with an existing site, and there was not enough room to fit in the straight in parking. Ms. Pratt stated that she wished the applicant had come to the Board before installing the landscaping, as she felt some changes would have been made to the plant selection, particularly the palms, as they are not native to this area, and she felt that the size of some of the shrubs was a bit sparse. She also asked about a plan for the rear buffer plantings being submitted to the Board. Mr. Taylor stated that he felt the shrubs would grow quickly like the ones on the adjacent property that he also renovated. Mr. Campeau stated that he felt that the Board could be more flexible with the required landscaping on this site since it is a renovation and conversion from residential to commercial. He also stated that he felt this area had a more residential feel to it and that a full front border that it typically required for commercial properties would feel out of place. Ms. Shuler reiterated (as was noted in the staff comments) that the rear buffer plantings did have to be installed as required by ordinance or the property would need a variance from the BZA, but that she felt that staff could verify that the plantings could be verified by staff on site rather than the applicant having to submit a plan to the Board. Mr. Campeau asked what additional planting was required in the rear, and Ms. Shuler stated that there were two existing canopy trees, so the rear buffer needed an additional two canopy trees, six understory trees, and eight evergreen shrubs. Ms. Pratt and Ms. Blanton also asked about the sign and if additional landscaping would be installed in the base around it. Ms. Shuler explained that the design of the sign had already been approved by the Board's Chairman and it would look like the one on the adjacent property, but that it needed a variance from the BZA for the height, size, and setback because unlike the adjacent property, this property was zoned B-1. Mr. Taylor confirmed that additional plantings

would be added in the base, and explained that his tenant was ready to open, so he was willing to put in the required rear buffer plantings and would not be seeking a variance to the requirement.

Mr. Campeau made a motion for final approval based on the conditions discussed, and Ms. Palmer made the second. The motion passed unanimously.

Ms. Pratt made a motion to approve the front border landscaping as submitted, and to allow staff to approve the required plantings in the rear buffer as installed on site. Ms. Rogerson made the second, and the motion passed unanimously.

**2. Heritage Square:** The next item under Old Business was the colors and materials of the freestanding sign. Ms. Shuler explained that the height of the sign had been granted a variance at the April 12, 2016 BZA meeting, so all the Board needed to consider was the colors and materials of the sign. Rachel Burton with Swallowtail Architecture presented the application. Ms. Burton explained that she had met with the Committee of the Board again, and a brick color had been agreed upon: Boral Ole Savannah Tumbled, which would be used on the base of the sign. She stated that unlike the color rendering submitted, the columns and lattice on the sign would all be the Antiquarian Brown color that is being used on the building. Ms. Blanton stated that she preferred having the two different colors rather than one, and the other Board members agreed stating that it would help the sign appear less massive. After some discussion on the colors to use, the Board asked if Ms. Burton had a preference for the colors used, and she stated that she felt the columns should be color #5 (SW 7025 Backdrop) and the lattice should be color #2 (SW 0045 Antiquarian Brown). The Board asked about the material of the tenant signage spaces, and Ms. Burton explained that that would be an internally illuminated sign cabinet, and each tenant would have to get their sign panel approved themselves. She also stated that the Palmetto State Armory sign was also an internally illuminated cabinet that was bordered in a black metal. While the Board felt that external illumination would be more aesthetically pleasing, they agreed that they had approved many internally illuminated sign cabinets recently.

Ms. Blanton made a motion to approve the freestanding sign with the colors changed to color #5 on the columns and color #2 on the lattice, and Mr. Beauchene made the second. The motion passed unanimously.

The Board then discussed the proposed building signage, particularly how it was lighted. Ms. Burton explained that it too would be internally illuminated with white LEDs. She stated that the letters were individual channel letters on a raceway to match the fascia. The Board asked if it met the ordinance requirements, and Ms. Shuler stated that they were allowed to cover up to 10% of the front face with signage, and based on the large size of the tenant space, they were well within the allowance. Following further discussion, Mr. Beauchene made a motion to approve the building signage as submitted, and Ms. Pratt made the second. The motion passed unanimously.

**3. Carolina Cotton Candy:** The third item under Old Business was changes to the previously approved site and landscape plans for the Carolina Cotton Candy at 607 Boone Hill Road. Mr. Beauchene recused himself from this agenda item as he is the contractor on the project. Ms. Shuler introduced the request and stated that the BZA had approved for the first 90 feet on the Class 3 buffer to be reduced by up to 15 feet and for the remaining 120 feet to be reduced by up to 10 feet, and to be planted based on the Class 1-A requirements. She also explained that the Tree Advisory Protection Committee had approved for four trees to be removed based on their health, proximity to the building, and the ability for large trucks to navigate the site. Ed Trevillyan with Atrium Builders and Jean Carignan, the owner, presented the application. Mr. Trevillyan explained that they needed the additional driveway to be able to gain access to the storage in the rear of the site and for employees to be able to park in the rear. He also stated that the original tree survey was incomplete and a number of existing trees along the side had been left out, but they were added to this new site plan and landscape plan. In addition, they would be planting the required additional plants to meet the Class 1-A requirements, and Ms. Shuler verified that what was shown did meet the buffer requirements.

Ms. Palmer made a motion for final approval as presented, and Ms. Rogerson made the second. The motion passed unanimously.

#### **NEW BUSINESS:**

**1. Circle K signage:** Ms. Shuler explained that staff had two additional Circle K sign updates that the Chairman was not comfortable approving. The location at 1101 Central Avenue was discussed first followed by the 527 N. Main Street location. Following discussion of the signage changes at 1101 Central Avenue, Ms. Rogerson made a motion to approve the monument sign as presented and deny the changes to the canopy. Mr. Campeau made the second, and the motion passed unanimously.

**2. Circle K signage:** Following discussion of the signage changes at 527 N. Main Street, the sign was approved as presented.

**3. The Summer Breeze:** Ms. Shuler explained that the Chairman had already approved the face change to the existing cabinet on the building at 600 Boone Hill Road, but that the applicant also wanted to add the lighted letters B A R to the building face. Following the discussion, Mr. Beauchene made a motion to deny the letters, and Ms. Pratt made the second. The motion passed unanimously.

**4. Comfort Inn:** Ms. Shuler explained that the Hampton Inn at 1015 Jockey Court was being changed to a Comfort Inn. She stated that the monument sign at the road needed to be brought down to meet code as it was too tall, but that the other signs did meet code requirements. Following discussion about the size allowance of the interstate sign and the Board's ability to limit sign size even if it met requirements, Ms. Palmer made a motion to approve the building signage as submitted but to reduce the width of the interstate sign to be no wider than the existing Hampton Inn cabinet and to be resubmitted to the Board for review and approval. Ms. Rogerson made the second. Ms. Pratt stated that she felt that all of the colorful logos and signs are becoming garish, and many of the Board members agreed. She further explained that she felt the ball logo on the Comfort Inn sign was just too bright and large. Ms. Rogerson mentioned the possibility of forming an ad hoc committee to develop design guidelines. Ms. Shuler stated that staff was currently working on the UDO draft with the consultant and encouraged the Board members to provide feedback when the sign ordinance is reviewed as more design guidelines could be included in the actual ordinance. She stated that the Board members would be informed when those sections would be reviewed again. Following the discussion, the question was called, and the motion failed on a unanimous vote. Mr. Campeau then made a motion to restudy the proportions of the ball on all of the signs or eliminate it all together, and that the interstate sign cabinet should be no wider or taller than the existing cabinet, and all signs should be resubmitted to the Board for review and approval. Mr. Beauchene made the second, and the motion passed unanimously.

**5. Dorchester County Career & Technology Center:** Ms. Shuler explained that the Dorchester County Career and Technology Center would be reopening where Trident Technical had a satellite location at 449 Old Trolley Road, and they wanted feedback on what limitations would be placed on their digital readerboard, as they are allowed one by right as a school. The Board discussed the request, and gave the following limitations and suggestions based on conceptual review:

- No full color will be allowed, either red writing on black screen or white writing on a black screen
- Not in favor of the sign changing frequently, but will consider the applicant's request in regards to frequency in which the sign can change messages.
- Most likely will not allow more than two lines of text.
- No scrolling or flashing will be allowed.
- Recommend that the sign be designed to have a 2-3 foot brick base with the sign cabinet on top (no brick columns on the side as it appears too massive).

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:14 PM on a motion by Ms. Palmer and a second by Ms. Blanton.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: MAY 19/2016

Approved:

Michael Gregor, Chairman



; or,

Chris Campeau, Vice Chairman





**Commercial Design Review Board Minutes**  
**Thursday, May 19, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Jennifer Palmer  
Chris Campeau  
Bill Beauchene  
Mildred Blanton  
Candy Pratt  
Michael Gregor, Chairman

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Bonnie Miley, Assistant Town Engineer  
Rich Palmer, Chief Building Official  
Russ Cornette, Town Engineer

Items on the agenda:

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**OLD BUSINESS:**

There was no old business to discuss. The Summerville Market Place item on the agenda was withdrawn.

**NEW BUSINESS:**

1. Earthfare – 1101 N. Main Street – Freestanding sign changes (B-3)
2. Sticky Fingers Outbuilding – Berkeley Circle – New construction (B-3)
3. Crescent Homes – Corner of N. Main Street & E. 9<sup>th</sup> North Street – Temporary sales trailer (B-3)
4. Wasabi of Summerville – 202 Berkeley Circle – Moving building & site changes (B-3)
5. Travelers Boulevard Parking Lot – Travelers Boulevard – Parking lot (B-3)
6. Signs:
  - Spinx – 360 E. 5<sup>th</sup> North Street – Window signage (B-3)
  - Benjamin Moore – 216 N. Main Street – Building signage (B-3)
  - Comfort Inn – 1015 Jockey Court – Freestanding & building sign changes

**MISCELLANEOUS:**

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The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the April 21, 2016 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Candy Pratt. All voted in favor of the motion.

**OLD BUSINESS**

There were no items under Old Business as the Summerville Market Place item on the agenda was withdrawn as the required information for review was not submitted.

**NEW BUSINESS**

1. **Earthfare:** The first item under New Business was final approval for changes to the freestanding sign on N. Main Street. Chris Campeau and Jennifer Palmer recused themselves from this agenda item as they work for the company that did the civil engineering for this site. Steven Jarvis with Earthfare and Earl Raymond with DeNyse Signs presented the application. Ms. Shuler explained that the sign had gone through mediation after the BZA denied a taller sign, and that this design met the terms discussed during mediation. Ms. Pratt asked for clarification on what was changing on the sign. Mr. Jarvis stated that only the top portion of the sign would be changing. Ms. Pratt stated that she felt that the Board had already given concessions to Earthfare on this site by allowing the removal of trees in the front border, and she was not in favor of any additional changes. Mr. Raymond stated that this was a compromise and that the sign was only 12" taller, the top portion is three feet wider (1.5 feet on each side), and the entire sign is only 7.5 inches over the 15 feet allowed. Mr. Gregor stated that the top portion now appeared too wide, which makes it look top-heavy. He would like it to be slightly narrower. Mr. Raymond stated that they do have engineered stamped drawings to show that the design could withstand 180 mph winds as required. Mr. Beauchene stated that he did not have a problem with the sign as submitted, but suggested possibly changing the design so that it would only be two feet wider total or perhaps only nine inches

wider on each side. After some further discussion about what could or could not be approved and what would be required to go back to the CDRB, BZA, or mediation, the following comment was made:

- Decrease the overhang on the sides of the top portion of the sign to nine inches on each side.

Mr. Gregor made a motion for final approval based on the condition discussed, and Mr. Beauchene made the second. The motion passed with Ms. Pratt the lone vote in opposition.

**2. Sticky Fingers Outbuilding:** The next item under New Business was conceptual review for a new retail building behind the Sticky Fingers. Chris Campeau and Jennifer Palmer recused themselves from this agenda item as they work for the company that is doing the civil engineering for this site. Arnie McClure with Coast Architects and Taylor Critcher with Seamon Whiteside and Associates presented the application. Mr. McClure explained the location of the property and that a piece was being taken from the property for the Bear Island Road project. The Town Engineer, Russ Cornette, confirmed that the piece shown was correct. Mr. McClure stated that they would address staff comments (bike parking and parking counts) when the project returned to the Board for preliminary review. He also confirmed that the building would be abutting the easement at the back of the property. Mr. Gregor asked about the possibility of adding parking islands to break up the asphalt, and Mr. Critcher explained that there may be an opportunity to add some parking islands depending on the parking counts. In regards to the building, Mr. McClure stated they were unlikely to have four tenants, but that he wanted to show the most possible, and he explained that the materials used on the building were primarily brick and cementitious panels. He stated that there was no real back to the building as the back faces the entrance to Azalea Square, and that all of the mechanical would be on the roof. The Board asked about the location of the dumpster, and Mr. Critcher stated that they would be sharing that with Sticky Fingers, and stated that the plan was to abandon the property lines between the two properties, and that they would probably do a combined freestanding sign with Sticky Fingers out on N. Main Street. The Board stated that they had no real issues with the site and the conceptual design of the building other than to address staff comments and consider where parking islands and landscaping could be added.

No action was required for conceptual review, and none was taken.

**3. Crescent Homes:** The third item under New Business was preliminary and final approval to place a temporary sales trailer on the corner of N. Main Street and E. 9<sup>th</sup> North Street. Chris Tomlinson with Crescent Homes presented the application. He explained that they do not anticipate being in the location for longer than six months. A question was raised about the staff comment regarding the material of the sidewalk, and Mr. Palmer explained that the sidewalk needed to be a material that a wheelchair could easily roll over. The Board members asked if Mr. Campeau had an issue with the landscaping, and he responded that if it was going to be there less than a year, then he had no concerns. The Board asked for clarification on the signage that was being proposed as it was not clear in the submittal. Mr. Tomlinson explained that they planned to replace the existing Colonial Park sign with something of similar design in the same location and asked about having additional signage. Ms. Shuler explained that the sign ordinance only allowed for one freestanding sign per street frontage and that the only temporary signs allowed were a temporary banner allowed four times a year for thirty days at a time and a sandwich board style sign that can only be displayed during business hours. Mr. Tomlinson stated that he was not concerned about the banners and would actually prefer to replace the existing sign with a freestanding sign in front of the trailer as shown on the submitted site plan. The Board members asked for clarification on the type and appearance of the building as two different pictures were submitted. Mr. Tomlinson stated that it would look more like the white trailer, but that it would be raised and have lattice around the bottom and have a black awning with the Crescent Homes logo. Mr. Palmer stated that the building could not be a trailer, but would have to be a modular office. Ms. Palmer stated that she was still unclear about exactly what was being proposed and would like to see a clearer submittal as this was a very important and visible corner in the Town. Mr. Tomlinson reiterated that the building was temporary and would only be there for six months until they can get model homes up in the new subdivisions they are building in the area.

Based on the discussion, Mr. Beauchene made a motion to approve the building based on a six month duration with no option for renewal, and Mr. Campeau made the second. Several Board members still felt that they needed to know exactly what they were approving. Mr. Tomlinson stated that it would be raised two feet or less and could specify what type of siding/panels. Ms. Pratt stated that she felt that they still needed something that showed specifically what it would look like and it was hard to visualize all of the detail discussed. Mr. Tomlinson explained that they would be renting the building, so they do not know exactly what it will look like until it is rented and they do not want to rent it until it is approved. Mr. Campeau suggested that they use the one that showed the lattice but in a different color. Mr. Palmer asked what type of ramp would be used, and Mr. Tomlinson stated that it would be a

wood ramp and a natural wood deck. The Board stated that they preferred wood as the siding over aluminum. Mr. Palmer also explained that if the parking spaces are designated, then ADA spaces must also be designated. Mr. Campeau asked if the proposed curb cuts had been approved yet, and Mr. Tomlinson stated that they had not applied for approval yet. Mr. Palmer asked if they had inquired about water and sewer service, and Mr. Tomlinson responded that they had not yet.

Ms. Palmer made a motion to amend the original motion to grant preliminary approval with the conditions stated and return to the Board with more detailed information for final approval. Mr. Beauchene and Mr. Campeau accepted the amended motion. The motion passed unanimously.

**4. Wasabi of Summerville:** The next item under New Business was preliminary and final approval to move an existing building and reorient their site due to road improvements affecting the property on Berkeley Circle. Tom Durante with Empire Engineering and Curt Griffin with Wasabi presented the application. Mr. Durante explained all of the changes that were being made to the property and explained that the small building on an adjacent property will be moved to the site as is. He clarified that the building is a stick built building and is on a site that is not currently in the Town, but they have begun the process of annexation. Mr. Griffin stated that this is Phase 1 of the project, and they will be submitting for Phase 2, which will include additional retail and parking at a later date. Mr. Campeau questioned whether the parking provided met the Town's parking requirements, as from experience, the restaurant does not currently have adequate parking. Ms. Shuler stated that one of staff's comments had been that the office building required seven parking spaces, but only four were shown, but according to the calculations provided, the restaurant parking did meet ordinance requirements. Mr. Durante stated 70 spaces were required for the restaurant and were provided and explained that there was plenty of room to add three additional parking spaces for the office. Ms. Palmer asked if the other staff comments about linking the site sidewalk to the sidewalk along the road and adding bike parking would also be addressed, and Mr. Durante assured her that those would be easy to address and will be added. Following some additional discussion about the parking requirements and border requirements, Ms. Shuler clarified that if the three additional spaces are added at the office, the parking will meet ordinance requirements, and she also explained that the Board had the ability to reduce the front setback to the required front border of ten feet. The Board questioned the use of the office being relocated, and Mr. Griffin explained that they are just planning to move it now and do not want to have to move it a second time, but at this time, no utilities are planned and it will either be rented to a tenant or sold.

Following the discussion, Mr. Beauchene made a motion for final approval as submitted with staff comments, Ms. Blanton made the second. Mr. Campeau pointed out that the office building needed to be rotated 180 degrees as shown on the site plan, and Mr. Durante agreed that it did and would be rotated. Mr. Campeau also asked about trees being removed, and it was clarified that three trees would have to be removed. The Chairman then called for the question, and the motion passed unanimously.

**5. Travelers Boulevard Parking Lot:** The next item under New Business was conceptual review of a proposed parking lot on Travelers Boulevard. Tom Durante with Empire Engineering and Charles Fitzhenry with RealtyLink presented the application. Mr. Fitzhenry explained that the parking lot would be a part of the Oakbrook Shopping Center, which his company was going to redevelop. He stated that the major tenant going into the redeveloped shopping center was still confidential at this time, but that it was a 49,500 sf grocery store. Ms. Shuler clarified that the property for the proposed parking lot was in the Town, but the remainder of the Oakbrook Shopping Center was in unincorporated Dorchester County. Ms. Palmer asked about the trees being removed, and Ms. Shuler stated that the current conceptual plan showed only three of the 26 grand trees on the site being saved. Mr. Campeau stated that he would really like to see the context of the parking overall on the site, echoing the staff comment to provide parking calculations for the entire site. Mr. Fitzhenry stated that they would provide the overall parking for the site, and explained that they were hoping that this lot could possibly be used for the USPS employees as their vehicles take up a lot of the prime parking spots in the front of the shopping center. Ms. Palmer stated that the Board generally asks that the Town's Tree Committee review a site with a large number of trees to be removed before issuing any sort of approvals. Mr. Beauchene asked about the drainage of the site and the size of the stormwater pond, as he felt that it was oversized for the project, and Mr. Durante explained that there was a large County maintained ditch that the site appeared to drain into and stated that he had not done the calculations yet, so the pond may be slightly oversized. Mr. Campeau suggested that they take a look at saving clusters of trees together throughout the site, rather than one tree by itself. Ms. Shuler also suggested that the applicant hire an arborist to evaluate and grade the trees and get a topo of the site to better understand the drainage because that could also affect the site design.

No action was required for conceptual review, and none was taken.



**6. Signs:** The final item under New Business was signs for review. Ms. Shuler stated that they had three sign applications to review:

**Spinx:** The first sign application was for window food graphics for the new Spinx at 360 E. 5<sup>th</sup> North Street. Greg Minton with Spinx presented the application. He explained that these would be large graphics of the foods available in the store that were on the outside of the windows. Mr. Beauchene questioned whether the Town regulated window signage, and Ms. Shuler explained the ordinance was changed a few years ago to regulate permanent window signage that was intended to be visible from the outside of the building. Ms. Pratt stated that she felt that the graphics would change the way the whole building looks. Mr. Minton stated that he had enjoyed working with the Town and the Board, but he feels that not allowing the signage is not consistent with what is in the marketplace. Ms. Pratt stated that the Board appreciated Spinx's willingness to work with them throughout the review process, but she further explained that this site was one of the main entrances into Town, and she did not feel that the Board could accept this signage. Mr. Campeau agreed and stated that the Board had already gotten more heat about what they had approved on this site, specifically referring to the gas canopy size and color. Ms. Pratt echoed Mr. Campeau's statement, and added that she felt that they had worked together to get a good looking building, and these graphics would just detract from it. Mr. Minton stated that all of their stores in the area had these window graphics.

Following some further discussion, Ms. Palmer made a motion to deny the proposed window graphics, and Ms. Pratt made the second. The motion passed unanimously.

**Benjamin Moore:** Ms. Shuler explained that the Spectrum Paint Company at 216 N. Main Street was looking to add a backlit cabinet for Benjamin Moore paints. She stated that the sign had gone before the Chairman, and he had asked for the full Board to review it due to the bright red color. Ms. Shuler explained that the color was the corporate color for Benjamin Moore. Mr. Campeau stated that he was not in favor of the sign due to the color and the fact that it was a large backlit cabinet. The other Board members echoed his sentiments.

Mr. Campeau made a motion for denial of the proposed sign, and Ms. Blanton made the second. The motion passed unanimously. Ms. Shuler asked the Board if they had any suggestions for what might be approvable, and they stated that something similar to the existing sign (unlighted individual letters) on the building could possibly be approved.

**Comfort Inn:** Ms. Shuler explained that the Hampton Inn at 1015 Jockey Court was being changed to a Comfort Inn, and she showed the changes that had been made to the signs following the comments from last month's meeting where the proposed signs were denied and asked to come back to the Board with revised designs. Shelby Bates with Miller Signs stated that she thought they had addressed all of the comments from the previous month. The Board members questioned whether the interstate freestanding sign cabinet had been narrowed to be the same width as the existing Hampton Inn cabinet. After reviewing the drawing more carefully, it appeared that the cabinet was still wider than the existing cabinet. The Board also stated that they felt that the freestanding sign cabinet at the road should also be the same width as the existing sign cabinet in that location. Ms. Shuler stated that they had provided two options for the building signage, one with a reduced logo size and wording, and the other with just the wording. The Board members agreed that they preferred the one with the logo.

Ms. Palmer made a motion that both freestanding sign cabinets should be no wider than the existing cabinets (staff can verify when resubmitted), and that the building sign with the reduced logo was approved as presented. Ms. Pratt made the second, and the motion passed unanimously.

**ADJOURN:**

There being no further business, the meeting was adjourned at 6:16 PM by the Chairman.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: Jun 16

Approved: Michael Gregor, Chairman \_\_\_\_\_; or,

Chris Campeau, Vice Chairman Chris Cam



**Commercial Design Review Board Minutes**  
**Thursday, June 16, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Chris Campeau, Vice Chairman  
Candy Pratt  
Bill Beauchene  
Mildred Blanton

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Bonnie Miley, Assistant Town Engineer  
Tim Macholl, Annexation & Development  
Coordinator  
Madelyn Robinson, Director of Planning &  
Economic Development

Items on the agenda:

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**OLD BUSINESS:**

1. The Villages/Presbyterian Home – W. 9<sup>th</sup> North Street – New building construction (PUD)

**NEW BUSINESS:**

1. Auto Connection & Transport – 202 E. 5<sup>th</sup> North Street – New building construction (B-3)
2. Dollar General – 950 Bacon's Bridge Road – Freestanding and building signage (B-3)

**MISCELLANEOUS:**

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The meeting was called to order at 4:12 pm. The Chairman was absent, so the Vice Chairman as acting Chairman asked for consideration of the minutes of the May 19, 2016 meeting. A motion for approval of the minutes was made by Bill Beauchene and a second was made by Candy Pratt. All voted in favor of the motion.

**OLD BUSINESS**

1. **The Villages/Presbyterian Home:** The first item under Old Business was final approval for a new three story apartment building being added to the existing complex. Mr. Campeau recused himself from this agenda item as he is working on the project. Angelike Angelopoulos with Seamon and Whiteside Associates and Mark Palmer with FW Architects presented the application. Ms. Angelopoulos handed out revised civil drawings to the Board and explained the overall layout of the area. She stated that they were removing some parking spaces to build the building, but that they would be adjusting the existing road to add the additional number of required spaces. She explained that the building and the landscaping would maintain the same character as the existing site and would not be visible to the general public at all. In regards to the landscaping, Ms. Angelopoulos explained that they had saved a number of existing trees within parking lot islands and would be planting new trees where required. She also stated that the planting palette would keep with the typical heirloom plantings currently on the site. Ms. Pratt asked for clarification on the location of the new building, and Ms. Angelopoulos stated that it would tie into the existing two story apartment building in the same area. In regards to the architecture of the building, Mr. Palmer explained that they were picking up on the style and colors of the adjacent existing building, but rather than use two different color bricks, they were choosing one brick color from that building to use. He stated that the third floor would be hardi-siding in a cream color with white trim, and the building would have a sloped roof with architectural shingles. Ms. Pratt asked about the difference in the styles of the existing building (flat roof, more modern) and the new proposed building (more traditional), and Mr. Palmer explained that they were trying to tie together the older buildings and the new section of the site (yet to be built) that would have the more traditional architectural style. Mr. Beauchene suggested that the hardi-siding be used on the entire third floor rather than starting at the bottom of the windows, and the other Board members agreed. Mr. Palmer discussed the colors of the materials and provided samples for the Board. Based on the discussion, the following comments were required:

- The entire third floor of the building will be hardi-siding (starting at the bottom of the third floor balconies), and the two bottom floors will be a single red-brown brick color with mortar to match the adjacent apartment building.
- The metal dormers will be bronze.

Ms. Blanton made a motion for final approval with the comments noted, and Mr. Beauchene made the second. The motion passed unanimously.

## **NEW BUSINESS**

**1. Auto Connection and Transport:** The first item under New Business was preliminary approval to add a metal building and fencing to the existing site. Jamar Everette, the owner of the business, presented the application. The Board asked for clarification of where the business was located, and Mr. Everette provided an explanation of the location. He also provided the Board with an updated site plan, color samples, and pictures of the proposed building. He stated that he had decreased the proposed building to a 40' by 50' pole building that would have metal siding and a metal roof with a fence installed around three sides of it. The Board asked what type of business he planned to run, and he stated that he would be doing car repair and used car sales. He explained that the cars for sale would be under the existing canopy on the site and along Highway 78 and the repair work would be done in the metal building. Mr. Everette stated that the poles of the building would be buried 48" into the ground with concrete. Mr. Campeau asked if the landscaping needed to be brought up to code, and Ms. Shuler stated that it only had to be brought up to code if the improvements exceeded 50% of the total value of the property, which she did not believe would be the case because it would include the value of the land and improvements. Mr. Everette stated that he was planning on adding wooden landscape boxes around the site. Ms. Pratt asked for clarification on where the proposed fence would go, and stated that she was not in favor of a plain chain-link fence. Mr. Everette highlighted the location of the fence shown on the revised site plan, and stated that he could do whatever type of fence the Board preferred. The Board members agreed that they would prefer a black vinyl-coated chain-link fence, but the fence could be wood on the side adjacent to the adjoining property on N. Magnolia. Mr. Campeau asked what would be in the yard to the rear of the proposed building, and Mr. Everette stated that nothing would be there at this time, but that he may eventually add a paint tent at that location. The Board members stated that he needed to return to the Board if he decided to add the additional structure. The Board members also discussed the colors of the building and the landscaping, lighting, and signage with Mr. Everette. Based on the continued discussion, the following comments were made:

- Fence along the metal building side facing Highway 78 and the front facing N. Magnolia Street will be black vinyl-coated chain-link eight feet in height with two, 12' wide gates facing N. Magnolia Street.
- Fence along the metal building side facing the adjacent property will be a natural wooden fence six feet in height. If the applicant wants to paint the wooden fence, he will need to return to the Board to get the paint color approved. There will be no fence to the rear of the building.
- The metal sides of the building will be forest green; the roof will be galvanized silver metal; and the garage doors (10' wide & 10 or 12' high) in the front and rear of the building will be white.
- The existing canopy on the site will be painted forest green to match the metal building sides, and the soffit and poles will be painted white.
- The roof of the small building on the site will also be painted forest green to match the metal building sides, and the soffit and walls will be painted white.
- If the metal building is required to have a pedestrian door, it should be painted forest green and have an awning over it.
- The six light poles to be added under the existing canopy and the lights to be added to the building need to be submitted to the Board for review and approval. The building lights should be shielded. This submittal can be done by email to staff for distribution to the Board for approval.
- Do not use landscape boxes. Concrete in front of the fence facing N. Magnolia Street needs to be cut out on each side of the garage door (15' x 5' section) to allow landscape plantings in the ground. Landscape plantings will also be added in the ground around the existing pole sign. Landscape material must come back to the Board for approval and should include trees and evergreen shrubs. This submittal can be done by email to staff for distribution to the Board for approval.
- Return to the Board for sign approval.

Ms. Pratt made a motion for final approval based on the comments noted, and Ms. Blanton made the second. The motion passed unanimously.

**2. Dollar General:** The final item on the agenda was the building and freestanding signage for the new Dollar General to be built at 950 Bacon's Bridge Road. Ms. Shuler explained that the building signage met the ordinance requirements, but the pole sign would have to get a variance from the BZA if the CDRB approved the design first. She stated that the sign was proposed to be 21

feet tall and 96 square feet in size. The Board recognized the need for the sign to be taller than the eight foot allowed by ordinance due to the grade difference between the site and the height of the curb at street level, but felt that 21 feet was too tall, and that there was no need for a sign any larger than what is typically allowed. Following some discussion about the grade change and the actual design of the sign, the following comments were made:

- The total height of the sign can be no taller than eight feet above the top of the curb at street level.
- Must maintain no more than 50 square feet in size for the sign face.

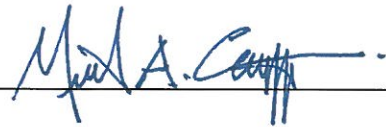
Mr. Beauchene made a motion for final approval with the comments noted, and Ms. Blanton made the second. The motion passed unanimously.

**ADJOURN:**

There being no further business, the meeting was adjourned at 5:11 PM by the Chairman.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 7.21.16

Approved: Michael Gregor, Chairman ; or,  
Chris Campeau, Vice Chairman \_\_\_\_\_





**Commercial Design Review Board Minutes**  
**Thursday, July 21, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Michael Gregor, Chairman  
Chris Campeau  
Bill Beauchene  
Mildred Blanton  
Carolyn Rogerson  
Jennifer Palmer

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator

Items on the agenda:

**OLD BUSINESS:**

There were no items under Old Business.

**NEW BUSINESS:**

1. Oakbrook Express – 10002 Dorchester Road – Freestanding digital readerboard (B-3)

**MISCELLANEOUS:**

1. Training Reminder

The meeting was called to order at 4:02 pm. The Chairman asked for consideration of the minutes of the June 16, 2016 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. All voted in favor of the motion.

**OLD BUSINESS**

There were no items under Old Business.

**NEW BUSINESS**

1. **Oakbrook Express:** The first item under New Business was final approval for new signage, including an LED readerboard, for the gas station at 10002 Dorchester Road. Steve Jewell with Enloe, Inc., the sign company, presented the application. The Board asked for clarification of what the LED digital readerboard would be used for. Mr. Jewell stated that it would be for pricing for regular gas only with static numbers and would only change when the price of regular gas changes. The Board members also discussed the canopy. Mr. Jewell explained that it was just a brand change. Mr. Gregor asked if the canopy would light up, and Mr. Jewell responded that just a small LED strip in the center would light up. Mr. Campeau stated that he was not in favor of the canopy lighting up even if it was just a small strip because he felt that other gas stations would ask for the same thing. Mr. Jewell said that they did have a version that did not light up, but with the high volume of this gas station, they would prefer the lighted version. He also explained that it was only an accent band about one to two inches in width on the canopy fascia which is 36 inches wide.

Mr. Beauchene made a motion for final approval as submitted, and Ms. Palmer made the second. The motion passed with Mr. Campeau the lone vote in opposition.

**MISCELLANEOUS**

Ms. Shuler reminded the Board about upcoming training opportunities, and all but two of the members stated that they had completed their training for the year.

**ADJOURN:**

There being no further business, the meeting was adjourned at 4:16 PM by the Chairman on a motion by Mr. Campeau.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: Aug 18/16

Approved:

Michael Gregor, Chairman Michael A. Campeau; or,

Chris Campeau, Vice Chairman \_\_\_\_\_

**Commercial Design Review Board Minutes**  
**Thursday, August 18, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Michael Gregor, Chairman  
Chris Campeau  
Bill Beauchene  
Mildred Blanton  
Candy Pratt  
Jennifer Palmer

**Staff Present:**

Jessi Shuler, AICP, Zoning Administrator  
Bonnie Miley, Assistant Town Engineer  
Rich Palmer, Chief Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. Sunoco - corner of W. 5th North Street and N. Maple Street – New building construction (I-1)
2. Travelers Boulevard Parking Lot – Traveler's Boulevard – Parking lot (B-3)
3. Home 2 Hotel – 221 Holiday Drive – New building construction (B-3)
4. Walmart Neighborhood Market – 1612 and 1616 Central Avenue – New building construction (B-3)

**NEW BUSINESS:**

1. Signs: Bellacino's Pizza & Grinders – 616 Bacons Bridge Road – Building signage (B-3)

**MISCELLANEOUS:**

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The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the July 21, 2016 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. All voted in favor of the motion.

**OLD BUSINESS**

1. **Sunoco:** The first item under Old Business was final approval for changes to the gas station and convenience store at W. 5<sup>th</sup> North Street and N. Maple Street. Clayton McCane with Sunoco and Brian Burri with Bergmann Associates presented the application. Mr. Burri explained the changes to the project, including an increase in the building size from 4,800 square feet to 5,100 square feet, and relocating the fueling tanks and the dumpster due to a request from the adjacent property owner. Mr. McCane stated that all of the lights would be flat lens, LED, directed lights, and the lights under the gas canopy would be flush with the ceiling. Mr. Burri explained that a sidewalk on N. Maple Street was not shown because it was scheduled for widening in the near future and one would be installed with that road project. Mr. Campeau asked about the intent for the outparcel shown, and Mr. McCane explained that it would be sold and was not a part of this project, but that it would have shared access on N. Maple Street when it was developed. Mr. Beauchene questioned whether SCDOT would allow the driveway on N. Maple Street that close to the proposed property line, and Mr. McCane responded that they had spoken with SCDOT conceptually, and would be going back to them for full approval. Mr. Campeau stated that the mulch needed to be defined as pinestraw and the grass should be sod. There was some discussion about the material of the bottom of the pond and that it may possibly be rock or stone, but the Board requested sod. In regards to the architecture, Mr. McCane explained that the gas canopy roof was more gabled on this site than on the Dorchester Road and Parlor Drive site, since it was not a drive canopy, and that the roof would be metal. Ms. Pratt asked for clarification on the color of the roof and the other materials, and Mr. McCane confirmed that the colors and materials would match those used at the Dorchester Road and Parlor Drive site. Mr. Burri also clarified that the dumpster enclosure would be brick to match the building. The Board also reviewed the proposed signage. Based on the discussion, the following comments were required:

- Mulch needs to be defined as pinestraw on the landscape plan.
- On the landscape plan, the grass needs to be defined as sod, including the bottom of the pond.
- Colors and materials will match the Dorchester Road and Parlor Drive site.
- Dumpster enclosure will be brick to match building.
- Lighting and signage approved as submitted.

Mr. Campeau made a motion for final approval with the comments noted, and Mr. Beauchene made the second. The motion passed unanimously.

**2. Traveler's Boulevard parking lot:** The next item was preliminary and final approval for a parking lot off of Traveler's Boulevard. Charles Fitzhenry with Realtylink and Tom Durante with Empire Engineering presented the application. Mr. Durante stated that they had revised the site plan based on comments from their conceptual review, and had received approval from the Tree Committee for tree removal based on the revised site plan. The site plan now saved almost half of the grand trees and saved more groupings of trees. He also stated that they had added the pedestrian connection as requested. Mr. Beauchene asked about lighting, and Mr. Durante stated that they would probably just do one pole light in the center of the center island for safety reasons, and they will submit a photometric plan to staff. Mr. Campeau asked that they also include lighting at the entrance drive, and he reiterated staff's comments about canopy trees being required in all parking islands, emphasizing that double islands require two trees. Mr. Gregor asked about the buffers required along the edges of the site, and Ms. Shuler explained that the borders were being left natural and; therefore, they would meet the landscape requirement. Mr. Durante explained that they had already revised the landscape plan to address the trees in the islands, and that they had submitted a parking letter to staff and revised the site plan to show all of the spaces over the minimum required as pervious. Based on the discussion, the following comments were required:

- Add lighting in center and at entrance drive and submit photometric plan to staff.
- All parking islands must be planted with a canopy tree.

Mr. Beauchene made a motion for final approval with the comments noted, and Mr. Campeau made the second. The motion passed unanimously.

**3. Home2Hotel:** The next item was final approval for changes to the site and landscape plan for a hotel on Holiday Drive. As the applicant could not be in attendance, Ms. Shuler presented the changes and explained that SCDOT had required a shared access onto Holiday Drive between this site and the adjacent site, which had affected the site plan and the landscaping plan. She stated that the front border was short on canopy trees as none had been added to the previous plan, but the driveway through the border had been removed giving the border greater square footage. She stated that she had spoken with the applicant, and they were willing to add canopy trees if needed. Based on the discussion, the following comment was made:

- Bring the front landscaping up to code requirements.

Ms. Pratt made a motion for approval with the comment noted, and Ms. Palmer made the second. The motion passed unanimously.

**4. Walmart Neighborhood Market:** The final item under Old Business was final approval for changes to the landscape plan for the Walmart on Central Avenue. As the applicant could not be in attendance, Ms. Shuler presented the changes and explained that Dorchester County Water and Sewer had not allowed for an underground vault for the backflow preventers, so they had had to be installed above ground in the front border. Also, one of the large existing trees in the front border had declined in health significantly and had been approved to be removed. Ms. Shuler stated that the applicant revised the landscape plan to add a canopy tree to account for the loss of the existing tree and to add evergreen shrubs around the backflow preventers as a screen.

Mr. Campeau made a motion for approval as submitted, and Ms. Blanton made the second. The motion passed unanimously.

## **NEW BUSINESS**

**1. Bellacino's Pizza & Grinders signage:** The first item under New Business was final approval for new signage for a restaurant at 616 Bacons Bridge Road. Both Mr. Gregor and Mr. Beauchene recused themselves from this agenda item as they both worked on the project. Jeff Walters with Miller Signs presented the application. Mr. Campeau, as the Vice Chairman, explained that he had asked for this to come before the full Board because he felt that a single sign would look more aesthetically pleasing, and he thought that the double sign was confusing. He requested that the sign on the building be combined like the sign on the freestanding sign panel. Mr. Walters stated that the landlord for the shopping center, who had a strict sign code, had already approved the sign; the two signs together do not exceed the 10% allowed by code; and the tenant is occupying two tenant spaces, so just having the one sign would leave an empty space on the face of the building. He provided pictures of other signs that had recently been approved that included two separate signs for one tenant that occupied a longer space. Ms. Palmer agreed with Mr.

Campeau that the two signs did not appear to go together, and she would have thought they were separate businesses. Mr. Campeau reiterated that he personally felt that aesthetically, the single sign would look better. Ms. Pratt agreed that the two signs looked disjointed, but she and Ms. Blanton stated that they did like the red color.

Ms. Pratt made a motion to deny approval of the sign as presented and recommend that pizza and grinders be added underneath Bellacino's all in red (as shown on the tenant panel for the freestanding sign). Ms. Palmer made the second, and the motion passed unanimously.

#### MISCELLANEOUS

There were no items under Miscellaneous.

#### ADJOURN:

There being no further business, the meeting was adjourned at 4:42 PM by the Chairman on a motion by Mr. Campeau and a second by Ms. Palmer.

Respectfully Submitted,  
Jessi Shuler, AICP  
Zoning Administrator

Date: 9.15.16

Approved: Michael Gregor, Chairman ; or,

Chris Campeau, Vice Chairman \_\_\_\_\_





**Commercial Design Review Board Minutes**  
**Thursday, September 15, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Michael Gregor, Chairman  
Chris Campeau  
Bill Beauchene  
Mildred Blanton  
Candy Pratt  
Jennifer Palmer  
Carolyn Rogerson

**Staff Present:**

Tim Macholl, Annexation & Development  
Coordinator  
Madelyn Robinson, Director Planning &  
Economic Development  
Bonnie Miley, Assistant Town Engineer  
Rich Palmer, Chief Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. BJ's Wholesale Club – 1035 Jockey Court – New building construction (B-3)
2. The Villages/Presbyterian Home – W. 9<sup>th</sup> North Street – New building construction (PUD)
3. Sticky Fingers Retail – 1200 N. Main Street – New building construction (B-3)
4. Staybridge Suites – Holiday Drive – New building construction (B-3)
5. Heritage Square – 366 E. 5<sup>th</sup> North Street – Building and site renovation (B-3)

**NEW BUSINESS:**

1. Summerville Medical Center – 295 Midland Parkway – Surgery & women service expansion (PUD)
2. Signs: Planet Fitness – 366 E. 5<sup>th</sup> North Street – Building signage (B-3)

**MISCELLANEOUS:**

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The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the August 18, 2016 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. All voted in favor of the motion.

**OLD BUSINESS**

1. **BJ's:** The first item under Old Business was final approval for changes to the gas station and convenience store at 1035 Jockey Court. Fiona Haulter with GBT Realty and David Gunn with I.D. Associates presented the application. Ms. Haulter explained the changes to the project, including an increase in the building size for the addition of a liquor store addition to the proposed store. Changes include the addition of an overhead electrical service along the rear of the property adjacent to the interstate. Overhead utilities were necessary to save on costs. The board discussed the impacts of this overhead line on the required landscaping. The applicant has proposed the addition of understory and ornamental trees under the overhead lines, while moving the required canopy trees onsite, therefore having an excess of landscaping. Changes to the signage on site was also discussed with the applicant respecting previous approval of only having two signs with LED lighting. Applicant is proposing moving the LED gas price signs from the Jockey Court monument sign and putting them on the Main Street signage. In addressing staff comments concerning the required sidewalk and proposed curb cuts on the other side of the street, the applicant explained that they were continuing to work with staff regarding this requirement and that as part of their contract with the owner they were required to install the curb cuts on the other property. Staff has indicated that the applicant will need to show the revisions showing the sidewalk to be able to complete the requested curb cuts. The Board also reviewed the proposed signage. Based on the discussion, the following comments were required:

- The applicant will have language in the Overhead Powerline Easement that provides protection for the proposed landscaping located within the easement.

- The applicant will continue to work with staff concerning the required sidewalk and proposed curb cuts on the south side of Jockey Court.
- Signage is approved as submitted.

Mr. Campeau made a motion for final approval with the comments noted, and Mrs. Pratt made the second. The motion passed unanimously.

**2. The Villages/Presbyterian Home:** The next item was for final approval of architectural changes to a previously approved plan. Sarah Cochrane and Alexis Gray of SFCS, Inc. presented the proposed changes. Ms. Cochrane discussed that most of the changes were aesthetic, the changes included a vent to the porte cochere, a change from plank siding to a shake style, the removal of mullions from the windows, the addition of a metal roof and a request to switch the chosen brick color. The board discussed that they did not like the new proposed color of the brick and that the mortar chosen should be a buff or red color. Based on the discussion, the following comment was made:

- That the color of the mortar shall be a buff or red color.

Ms. Rogerson made a motion for final approval with the comments noted, and Ms. Blanton made the second. The motion passed 6-1 with Ms. Rogerson voting in opposition.

**3. Sticky Fingers Retail:** The next item was preliminary and final approval for a new retail building to be located on the Sticky Fingers property located at 1200 N Main Street. Chris Campeau and Jennifer Palmer recused themselves from the discussion. The board discussed the lack of landscaping to the rear of the property, and suggested that the applicant could plant underneath the overhead utility lines. Discussion continued concerning the requested upgrades to the existing parking lot. Staff introduced a proposed compromise to remove the two parking spaces closest to Main Street to increase the safety of the parking lot and meet the parking upgrade improvement request. The applicant indicated that the developer would be willing to seal coat and restripe the parking lot while also removing the two parking spaces closest to Main Street on the side of the aisle closest to the building and removing one parking space closest to Main Street on the other side of the aisle to accommodate landscaping. The requirement of the Building Official to have a connection to the public way from the rear exits of the building was discussed. Discussion also addressed the notation on the plat of some access easement for the adjacent parcel and the fact that the site would lose more parking to creating an aisle at this location. A parking justification letter would be accepted to approve the loss of the minimum parking on site due to the shared nature that exists. In discussion of the building the brick color and the color of the storefront and awnings were discussed with the Board requesting that the dark bronze store front and hunter green awnings be changed to all black. Landscaping was also discussed. The board requested that the developer bring samples for staff and for the chairman to review. Based on the discussion, the following comments were made:

- Provide revisions meeting staff comments.
- Plant the rear buffer with understory trees in the easement.
- Provide a new landscape plan addressing all of the discussed changes.
- Utilize the two parking spaces closest to Main Street and the building for a planted landscape island and the one parking space closest to Main Street across the aisle for another planted landscape island.
- The developer agrees to seal coat and re-stripe the existing parking lot.
- That the store front and awnings will be all black.
- The applicants will provide material samples to staff for review and approval by the chairman.
- Provide an access easement

Ms. Pratt made a motion for approval with the comments noted, and Ms. Rogerson made the second. The motion passed unanimously.

**4. Staybridge Suites:** The next item was preliminary approval for a new Staybridge Suites hotel proposed for Holiday Drive. Mr. Brandon Shaw of Earthsource Engineering presented the proposal to the Board. Discussion centered on the overall landscaping of the property and the intent to maintain as many existing trees as possible. Connectivity with the adjacent property was also discussed. Leading to the discussion of the main issue of the landscaping that exists within the sight triangle for the access point to Holiday Drive. The access was previously approved by the DOT without taking into account any future landscaping

in that location. The applicant proposed moving all of the canopy trees out of the sight triangle, the board suggested that the understory trees would be the biggest impediment to sight distance and that those should be removed with the shrubbery being moved to the back of curb adjacent to the parking, creating a hedgerow within the area which is within the sight distance triangle. The request of the Fire Marshal to accommodate the 150' hose reach was discussed with the applicant indicating that they will meet the request through the use of a fire lane or some other manner. Architecture of the building was then discussed. The building materials were discussed, and how the franchise was deviating from the company's prototype building by not using stacked stone for the façade. The Board discussed the massing and materials of the building and that the applicant should soften the first floor and enhance the human scale/pedestrian transition where the building meets the ground. Mr. Campeau asked if this model had been built elsewhere and if they could provide pictures to the board. The discussion continued regarding the various design elements including the cornice, materials, and window details. The board did ask for details concerning the smaller outbuildings in the rear around the pool. Discussion also addressed how to soften the building at the ground floor and bring in "lowcountry" design elements to the first floor. Mr. Beauchene suggested added detailing around the windows to add some architectural interest to the facades. Based on the discussion, the following comment was made:

- Address staff's comments.
- Improve human scale, pedestrian transition on the first floor.
- Continue to work with the Fire Marshal to resolve his comments.
- The addition of an Entry Element.
- Address the landscaping in the site triangle.

Mr. Campeau made a motion for preliminary approval with comments noted, and Ms. Pratt made the second. The motion passed unanimously.

**5. Heritage Square:** The final item under Old Business is final approval for revisions to the previously approved plans for Heritage Square. The applicant explained the changes to the previously approved plan including the removal of a loading dock on the rear of the building, the addition of concrete pads for the placement of HVAC units which displaced two parking spaces, which were moved to another location on-site.

Mr. Campeau made a motion for approval as submitted, and Ms. Pratt made the second. The motion passed unanimously.

## **NEW BUSINESS**

**1. Summerville Medical Center:** The first item under New Business is a conceptual review of the Surgery and Women's Service expansion to the Summerville Medical Center located at 295 Midland Parkway. The applicant described the proposed addition and the location of the addition to the site. The addition will include a new surgical suite and house the medical centers Women's services. The addition is being squeezed onto the remaining unbuilt portion of the site behind the existing facility. This will impact the ambulance lane on the side of the building. The changes to the site will also allow for the reconfiguration of the loading dock on the rear of the building to ease truck ingress and egress. This addition will not be the main entrance and as such the design for the exterior is intended to flow with the design elements previously existing. This addition is also a base for a possible future vertical addition up to a maximum of five stories. The board discussed the design massing and materials, focusing on the stair tower. The Architects have proposed the use of a sandstone and Mr. Campeau pointed out that sandstone is not a naturally occurring material in the landscape and that the use of a brick material would be more appropriate for the feature design element. Generally the Board was good with the overall design, massing, color and material choices for the proposed building addition.

**2. Signs: Planet Fitness – Heritage Square:** Mr. Johnson of AJ Sign presented the sign to the board explaining that this is the corporate logo and color scheme being used. The colors include a black and purple background with yellow channel letters and central logo. The black and purple background is painted onto the fascia of the building with the channel letters mounted in front. Ms. Pratt and Mr. Campeau proposed removing the painted background and mounting the only the channel letters directly to the building.

Ms. Pratt made a motion for approval with the comments noted, and Mr. Beauchene made the second. The motion passed unanimously.



**MISCELLANEOUS**

There were no items under Miscellaneous.

**ADJOURN:**

There being no further business, the meeting was adjourned at 6:25 PM by the Chairman on a motion by Ms. Pratt and a second by Mr. Beauchene.

Respectfully Submitted,  
Tim Macholl  
Annexation & Development Coordinator

Date: 10.20.16

Approved: Michael Gregor, Chairman \_\_\_\_\_; or,

Chris Campeau, Vice Chairman Chris Campeau

**Commercial Design Review Board Minutes**  
**Thursday, October 20, 2016**  
**Summerville Municipal Complex –Annex Building Training Room**

**Members Present:**

Chris Campeau, Vice Chairman  
Bill Beauchene  
Candy Pratt  
Jennifer Palmer  
Mildred Blanton  
Carolyn Rogerson

**Staff Present:**

Jessi Shuler, Zoning Administrator  
Tim Macholl, Annexation & Development  
Coordinator  
Russ Cornette, Town Engineer  
Rich Palmer, Chief Building Official

Items on the agenda:

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**OLD BUSINESS:**

1. **Heritage Square – 366 E. 5<sup>th</sup> North Street – Building and site renovation (B-3)**
2. **Legends at Azalea – Pinckney Marsh Lane – Site lighting changes (PUD)**
3. **Summerville Medical Center – 295 Midland Parkway – Surgery & women service expansion (PUD)**

**NEW BUSINESS:**

1. **Summerville Commons – Berlin G. Myers Parkway & E. 9<sup>th</sup> North Street – New building construction (B-3)**

**MISCELLANEOUS:**

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The meeting was called to order at 4:02 pm. The Chairman was unable to attend, so the Vice Chairman as acting Chairman asked for consideration of the minutes of the September 15, 2016 meeting. A motion for approval of the minutes was made by Jenny Palmer and a second was made by Candy Pratt. All voted in favor of the motion. The acting Chairman, with the approval of the other Board members, moved the second item under Old Business to the end of the agenda since it would require the recusal of two of the Board members.

**OLD BUSINESS**

1. **Heritage Square:** The first item under Old Business was final approval for revisions to the previously approved plans for Heritage Square. Ms. Shuler read the staff comments into the record. Dennis Childs with Construction Services of SC, LLC explained the changes to the previously approved plan including the expansion of an existing loading dock on the rear of the building, the addition of a transformer pad in a parking lot island in the rear, which required the relocation of a canopy tree one space over, the addition of a storage room on an existing loading dock in the rear, and the addition of windows and side lights on the door on the rear elevation of Planet Fitness. Ms. Pratt asked about the materials of the storage room addition, and Mr. Childs stated that it would match the existing materials along the rear.

Mr. Beauchene made a motion for approval with the staff condition that the storage addition could not be built until the new FIRM maps are adopted, and Ms. Palmer made the second. The motion passed unanimously.

2. **Legends at Azalea:** This item was moved to the end of the agenda. Mr. Campeau and Ms. Palmer recused themselves for this agenda item. Ms. Shuler explained that the apartment complex that is under construction is requesting to change their site lighting and wall pack designs. She stated that the original wall pack submitted was not shielded as required, so a new wall pack was submitted which met this requirement (copies of the cut sheet for the new wall pack design were distributed). As two possible designs were shown for the pole lights, the Board members asked which one was preferred, and Ms. Shuler responded that the applicant would like to option to choose either one.

Mr. Beauchene made a motion for final approval of the revised wall pack and either pole light option, and Ms. Blanton made the second. The motion passed unanimously.

3. **Summerville Medical Center:** The next item was preliminary and final approval for the Surgery and Women's Service expansion to the Summerville Medical Center located at 295 Midland Parkway. Ms. Shuler stated that based on preliminary staff

review, the project appears to meet ordinance requirements. Rob Hamby and Ryan Rohe with Gresham, Smith and Partners presented the application. They presented material and color samples for the addition, and showed a picture of a mock-up of the materials showing the brick and the stone materials with the EIFS. The plant species to be used were also presented explaining that some taller species would be used as well. In discussing the materials and colors, the applicants explained that the darker brick (Belden Seal Brown Velour) would be on the inset with the lighter brick (Belden Lighthouse Gray Velour) around, while the lighter EIFS (Dryvit China White – sandblast finish) would be on the inset area, and that cast stone (Arriscraft Magnolia Smooth) pieces would help transition between materials. The darker EIFS will be Dryvit SW Color # 6078 – sandblast finish. The glass (PPG Solarban 60 – Solexia) presented had a slight green hue, and the spandrel glass (PPG Opacicoat Wildflower) had a green tint, but the outside of the spandrel will look like windows. The signage will be LED backlit channel letters, but the hospital logo will not be lit. Mr. Campeau asked about the site lighting, and the applicants explained that the only lighting that was being added was wall packs over the doorways and some slightly higher up on the building to light the walkways. The Board also asked about the fencing in the rear of the building and the dumpster location. The applicants stated that they would be adding some fencing and patching the chain-link on the existing fence and extending the screen wall slightly. Mr. Campeau asked about the material of the pervious pavers shown in the drive aisle along the side of the addition. Based on the discussion, the following comment was made:

- The applicants will provide pervious paver samples to staff for review and approval.

Ms. Palmer made a motion for final approval with the comment noted, and Ms. Rogerson made the second. The motion passed unanimously.

## **NEW BUSINESS**

1. **Summerville Commons:** The first and only item under New Business was conceptual review of a new shopping center at the corner of the Berlin G. Myers Parkway and E. 9<sup>th</sup> North Street. Ms. Shuler summarized the staff comments for the Board. Justin Muller with Kimley-Horn, Thomas Hickman with GBT Realty, Steve Maxwell with MJM Architects, and Rick Reiff with Ramey Kemp presented the application. Mr. Hickman gave an overall description of the property, and confirmed that they would be subdividing the property into three parcels (one for each major tenant and one for the outbuilding). Ms. Palmer asked them to explain why it was laid out as shown and why they were requesting a decrease in the front landscape border width. Mr. Hickman stated that they were trying to fit the required number of parking spaces while still meeting the tenant requests, and Mr. Muller stated that due to the large right-of-way of the Parkway, the border would appear larger than the 15 feet they were requesting. Mr. Campeau asked the applicant if they had considered bringing the buildings up to the street. Mr. Hickman stated that they had looked at it, but due to the size of the road, it did not appear to be appropriate, and it would create maneuverability problems for the large delivery trucks. Further discussion ensued about ways to create a more pedestrian scale site design and the following suggestions were made:

- Enhance the pedestrian realm. Consider bringing the buildings up to the street or adding a low screen wall to block the expanse of parking.
- Put a lot of effort into the design of the Parkway corridor and the E. 9<sup>th</sup> North Street corridor. A wider sidewalk with the appropriate amount of landscaping could soften the view. Be creative with the design.
- Work to break the parking lot up into “rooms” by either using landscape strips, staggering islands, or a combination of both.
- If the buildings are not brought up to the street, create a pedestrian friendly drive aisle along the front of the buildings. Consider using landscaping, wider sidewalks, specialty paving materials, and extending the parking islands on the opposite side of the drive aisle from the buildings to limit vehicle access points and slow cars down.
- Coordinate with the adjacent developer on the access points to E. 9<sup>th</sup> North Street and the design of that right-of-way.

Following the discussion about the site, the Board moved to the architecture of the two main buildings. Mr. Maxwell stated that they were using brick, hardi-siding, and stucco with a metal awning in the front and canvas awning on the side. He stated that the elevations were somewhat prototypical, but that they had been embellished, and the color scheme and elevations had been carried around the corner from the front to the side. On the larger building, the architect explained that the stripe and the letter on the building are a part of the retailer’s signage scheme. Based on the continued discussion, the following comments were made regarding the architecture and signage:

- Freestanding signage meets what is typically approved.
- Any wall packs used on the buildings should be shielded.



- Buildings look like they could be seen anywhere. Incorporate lowcountry architectural details.
- Do not like the stripe and hardiplank siding used on the larger building. Consider using a different material.
- Break up the massing of the buildings. Consider articulating the panels using brick pilasters. The Family Dollar at 501 Old Trolley Road and the Roper Express Care at 1114 N. Main Street are good examples of where this has been done.
- Consider adding more glass or spandrel glass under the entire overhang on the Sports store entry.
- Use the building architecture and landscaping along the front of the buildings (can use plant material that will not block signage) to create a better pedestrian experience along the storefront. Consider the sidewalk furnishing as well, and show areas of outdoor display.
- The sides of the smaller retailer need architectural detailing, and all doors should have awnings over them.

No action was required for conceptual review, and none was taken.

#### MISCELLANEOUS

There were no items under Miscellaneous.

#### ADJOURN:

There being no further business, the meeting was adjourned at 5:16 PM on a motion by Ms. Rogerson.

Respectfully Submitted,  
Jessi Shuler  
Zoning Administrator

Date: Nov 17/16

Approved: Michael Gregor, Chairman ; or,

Chris Campeau, Vice Chairman \_\_\_\_\_

